

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 10, 2019 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Chris Hall. Absent was Colin Smith.

Homeowners present: None.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests: None

Approval of Prior Meeting Minutes Chris motioned to accept prior meeting minutes from 9/12/19 & 9/16/19. Joe seconded. Unanimous.

Landscape Report: Finished creek renovation 7638 and 7640. Replaced two trees. Reported two sidewalk slabs Action tree took care of dangerous tree limbs. Joe wants opinion from Action tree to address 7620 tree causing drain clog issue. Howard motioned to pay Enviroscaping \$13,550 for landscape renovation work done at 7638 and 7640. Chris seconded. Unanimous with Joe abstaining. Chris motioned to to pay Enviroscaping \$1,955.67 for concrete repair to drain. Howard seconded. Unanimous with Joe abstaining.

Vendor Evaluation Action Roof can't complete the gutters because an awning on a unit. They were scheduled to meet with owners today.

Treasurer's Report

	September 2019	YTD
Total Income	\$65,400.00	\$593,466.00
Op. Expenses	64,677.56	326,482.27
Reserve Expenditures	4,302.00	134,241.01
Total Expenditures	68,979.56	460,723.28
Transfer to Op Reserve	36,420.44	199,585.72
Transfer from Op Reserve	40,000.00	47,903.00
Transfer from Reserve		30,000.00
Balance in Savings	\$ 2,710,482.61	
Due from Unit Owners	\$ 6,254.06	
Total Assets	\$ 2,721,736.67	

Operating Expenses are about 9.7%+ below on cash basis

Treasurer's Report unanimously accepted. It was moved and seconded to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Unanimously approve.

Old Business:

- a. Updating governing documents: in progress
 - b. 7606 foundation work by Carter Const. approx \$80k+ releveling effects.
Foundation to be done. Done
 - c. Building staircase light fixture replacement and other lights: Howard moved to change original motion from replacing 5 light fixtures to changing all 7 fixtures on top of the columns at the gate. Chris seconded. Unanimous
 - d. Sidewalk repair/replacement: More identified.
 - e. Roofs: Home Roofing is done with checking the roofs that were fumigated.
 - f. Gutters/ downspout: Clean in mid November.
 - g. Siding or dry rot repair: 305 and 205 replaced waiting on paint
 - h. Carports fascias by Vineyard: completed 7602, 7606, 7610. Affordable will prep and paint when all carport fascias are done.
 - i. Re labeling water meter lids: Affordable to do.
 - j. Gym update/ survey: discussed ADA requirements for remodel
 - k. Leak #130. Insurance handling claim.
- Other: Board approved Beachside to replace sewer line for \$1,800 by 7620 #112 with using Envirocsaping to trench and backfill.

New Business

- a. Power wash buildings & steps by Affordable (\$15,475). Contractor will schedule & distribute notices.
- b. Annual audit or review and tax returns by CPA. Chris moved to go with review for \$1,620.00 by Scott Kriss, CPA. Joe seconded. Unanimously approved.
- c. Unit 352 new windows & slider: no show.
- d. Recording liens: none

Last month executive session: Approval of a fine to be levied against a unit.

Next Meeting 11/14/19 at 6PM, at 7610 meeting room

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora, Scribe.